

# **PLANNING BOARD MINUTES**

**SEPTEMBER 4, 2013**

**Town Council Chambers**

**Board members present:**

**Gladys Lavine, Chair     Alison Ring, Principal Planner**

**John Ciummo     Frank Holbrook, Assistant Town Solicitor**

**Audrey Rearick**

**Charlene Rose-Cirillo**

**Matthew Sullivan**

**Pete Marnane**

**Betty Jane Owen - Absent**

**The meeting was called to order at 6:03pm.**

**1. Informational Meeting – CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Application for Major Land Development approval. (Master Plan)**

**Ms. Ring explained that the application is not complete at this time. Due to the Zoning Board's denial of the applicant's request to be removed from the Watershed Protection District, the applicant must file for a Special Use Permit for construction in Zone 1 of the Watershed Protection District prior to proceeding. Motion to continue matters 1 through 6 on the agenda until the October 9th regular Planning Board meeting at 6:30pm. Vote: 6-0.**

**2. Consideration of Master Plan - CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Application for Major Land Development approval. Continued until the October 9th regular Planning Board meeting at 6:30 pm.**

**3. Public Hearing – CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Application for Major Land Development approval. (Preliminary Plan) Continued until the October 9th regular Planning Board meeting at 6:30 pm.**

**4. Consideration of Preliminary Plan - CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Application for Major Land Development approval. Continued until the October 9th regular Planning Board meeting at 6:30 pm.**

**5. Consideration of Final Plan - CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Application for Major Land Development approval. Continued until the October 9th regular Planning Board meeting at 6:30 pm.**

**6. Development Plan Review - CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Request for Development Plan Review. Continued until the October 9th regular Planning Board meeting at 6:30 pm.**

**7. Informational Meeting – Town of Middletown, proposed renovation and additions to the Middletown Fire Station, Wyatt Rd., Plat 119, Lot 13. Application for Major Land Development approval. (Master Plan) Ms. Ring provided a brief overview of the application. Rick Lawrence, architect, Len Bradley, engineer – DiPrete, and John Carter, landscape architect, presented the plans and answered questioned**

regarding specifics of the plans by Planning Board members and members of the general public. Aspects of the plan that were highlighted included ADA access and facilities, separate male and female facilities for fire fighters, metal roof and brick exterior chosen to match existing brick façade. The overall style of the building will be consistent with the new Police Station. Waivers requested included those for single hung windows, not meeting required breaks in the façade, required amount of landscape buffer and street trees, and garage doors on the front of the building. Rick Lawrence explained the reasons behind the need for those waivers. The parking lot will be repaved and restriped. Overall the project has no net increase in paved surface; however, there will be an increase in the impervious surface due to the building footprint expansion. Len Bradley provided an overview of the stormwater management for the site including water quality swales to mitigate any flooding off the property. John Carter discussed the landscape improvements to the site and submitted a detail for tree maintenance and protection measures for the weeping beech. Also, the landscaping plan was revised to address the comments from the Tree Commission and will now include 12 instead of 6 hornbeams along the boundary with the cemetery. Permeable pavers will be included in the front drive/parking area of the Fire Station. A stone wall will be added along the corner to match those existing in the area and to provide signage for the public facilities. It will be of dry appearance but mortar will be used to provide a place to secure lettering.

**8. Public Hearing – Town of Middletown, proposed renovation and**

additions to the Middletown Fire Station, Wyatt Rd., Plat 119, Lot 13. Application for Major Land Development approval. (Preliminary Plan) Ms. Lavine moved to open the public hearing. Paul Nunes, 263 Wyatt Road expressed his concerns with the recent replacement of the communications tower at the Fire Station including aesthetics and safety for those within its fall zone and requested that the Planning Board consider relocating the tower to another location within the site. Ms. Ring expressed to the Planning Board that the existing communications tower is not part of this application and not something the Planning Board has been asked to review. Michael Fenton, 53 Berkeley Ave, stated that the town's fence located behind his home has been well maintained and requested that the fence be retained in the future and continue to be well maintained. Motion to close the public hearing by Mr. Marnane, seconded by Ms. Cirillo, Vote: 6-0.

9. Consideration of Master, Preliminary, and Final Plan - Town of Middletown, proposed renovation and additions to the Middletown Fire Station, Wyatt Rd., Plat 119, Lot 13. Application for Major Land Development approval. Motion by Ms. Rearick, seconded by Ms. Cirillo for combined master, preliminary, and final plan review, Vote 6-0.

Motion by Mr. Marnane, seconded by Ms. Cirillo to grant master, preliminary and final plan approval for the Fire Station additions and renovations with the following conditions:

1. Prior to the issuance of building permits, the Town Engineer must complete review and approve the revised storm water drainage plan

and calculations as being consistent with town storm water management requirements.

2. Prior to the issuance of building permits, the applicant must provide confirmation that all required state permits and approvals have been secured.

3. The presented revisions to the landscape plan be incorporated into the final plan set.

4. The fence abutting properties to east along the DPW facility should be retained and maintained.

**Vote: 6-0.**

**Motion by Mr. Marnane, seconded by Mr. Ciummo that the project meets the required five positive findings:**

1. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;

2. The proposed development is in compliance with the standards and provisions of the Town Zoning Ordinance;

3. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;

4. The subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of buildable lot). Lots with such physical constraints to development may be created

only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and

5. All proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.

**Vote: 6-0**

**10. Development Plan Review - Town of Middletown, proposed renovation and additions to the Middletown Fire Station, Wyatt Rd., Plat 119, Lot 13. Application for Development Plan Review.**

**Motion by Mr. Marnane, seconded by Ms. Cirillo to waive requirement for outside party review. Vote: 6-0.**

**Motion by Mr. Marnane, seconded by Ms. Rearick, to grant the proposed renovation and additions to the Middletown Fire Station Development Plan Review approval subject to the following four conditions:**

**1. Prior to the issuance of building permits, the Town Engineer must complete review and approve the revised storm water drainage plan and calculations as being consistent with town storm water management requirements.**

**2. Prior to the issuance of building permits, the applicant must provide confirmation that all required state permits and approvals have been secured.**

**3. The presented revisions to the landscape plan be incorporated into the final plan set.**

**4. The fence abutting properties to east along the DPW facility should**

**be retained and maintained.**

**Vote: 6-0.**

**Motion by Mr. Marnane, seconded by Ms. Cirillo, to grant the following requested waivers:**

- Section 521.2.A.2 - The proposed addition would not meet the requirement that the front facade not exceed 40' without a break in plane of at least 48 inches.**
- Section 521.2.A.3 & 4 - Commercial garage doors are located on the front of the building, and not screened from view.**
- Section 521.2.B - Regarding proposed style of windows.**
- Section 521.3.D.2 – The required landscape buffer and screening along lot lines abutting residential property is not provided.**
- Section 521.3.F.1 – Street trees (4” caliper deciduous, spaced 30’ apart) are not provided.**
- Section 521.3.F.2 – Parking lot trees are not provided.**

**Vote: 6-0.**

**The meeting adjourned at 7:00pm.**

**Respectfully submitted:**

**Alison Ring**

**Principal Planner**